

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Jeremy Ginsberg, Andrea Aldrich

SUBJECT: Proposals to Amend the 2006 Town Plan of Conservation & Development

DATE: November 20, 2009

The following are proposed amendments to the 2006 Town Plan of Conservation & Development. The amendments are as follows—first, including references to open space preservation and classification thereof per Section 12-107e of the Connecticut General Statutes; second, including a reference to the recently completed Town of Darien Commercial Design Guidelines document, and finally, to amend the inside cover page, table of contents, and index of the Town Plan to reflect any amendments adopted by the Commission.

Proposed Amendments to the Town Plan of Conservation & Development (Additions in bold, deletions in strikeout)

1. Proposed amendments relative to classification of open space per CGS 12-107e.

Amend Page 8-2 (final sentence) to read as follows:

To preserve as much land as possible (**both public and private**) for parks, recreation and natural open space to maintain Darien's high quality of life.

Amend Page 8-3 (4th sentence) to read as follows:

Examine all opportunities to preserve land for public and private recreation and open space. **This would include, but not be limited to, adoption of the provisions of CGS 12-107e, for properties in excess of ten acres.**

Amend Page 9-5 by Amending #4 to read as follows:

4. The Town should focus on adding open space **and maintaining existing open space.**

Amend Page 9-6 by adding a new #7.

7. Consider implementation of classifying private land as open space pursuant to the provisions of CGS 12-017e, for properties in excess of ten acres.

Amend Page A9-17 by adding a new paragraph at the end of the Open Space section:

Another method which can be used to preserve open space is the provisions of Section 12-107e of the Connecticut General Statutes. This Statute allows taxation at a lower rate based upon current use, rather than at a rate reflecting the land's highest and best use. All or part of the following properties are worthy of designation: Country Club of Darien; Ox Ridge Hunt Club; Wee Burn Country Club; Woodway Country Club; and other properties of at least ten acres in size as well. These large properties, each more than ten acres in size, provide valuable open space land and green space to the community.

2. Proposed amendments relative to Commercial Design Guidelines:

Modify page 9-5, adding #20 (before Open space-related):

20. Ensure that design elements and the character of Darien are maintained by having property owners, merchants, and developers refer to and use the Town of Darien Commercial Design Guidelines document prepared in June 2009. This document provides a resource for those who wish to make improvements to non-residential properties. The document is available in the Planning and Zoning office and on the Town website: www.darienct.gov.

3. The inside cover page, table of contents, and index shall be modified to reflect any amendments adopted by the Commission.